116.0	0001	0027.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	602,400 /	602,400
					USE VALUE:	602,400 /	602,400
					ASSESSED:	602,400 /	602,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		HANCOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VENDITTI AMY M
Owner 2:	
Owner 3:	
Street 1:	26 HANCOCK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VENDITTI MARY D -
Owner 2:	-
Street 1:	26 HANCOCK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,046 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Wood Shingle Exterior and 1182 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6046.000	181,400		421,000	602,400
Total Card	0.139	181,400		421,000	602,400
Total Parcel	0.139	181,400		421,000	602,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 509.64 | /Parcel: 509.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	74403
GIS Ref	
GIS Ref	
Insp Date	10/04/18

!9000!

PREVIOUS ASSESSMENT

Parcel ID: 116.0-0001-0027.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	181,400	0	6,046.	421,000	602,400	602,400	Year End Roll	12/18/2019
2019	101	FV	166,200	0	6,046.	415,000	581,200	581,200	Year End Roll	1/3/2019
2018	101	FV	166,200	0	6,046.	318,700	484,900	484,900	Year End Roll	12/20/2017
2017	101	FV	166,200	0	6,046.	300,700	466,900	466,900	Year End Roll	1/3/2017
2016	101	FV	166,200	0	6,046.	276,600	442,800	442,800	Year End	1/4/2016
2015	101	FV	165,400	0	6,046.	258,600	424,000	424,000	Year End Roll	12/11/2014
2014	101	FV	165,400	0	6,046.	238,100	403,500	403,500	Year End Roll	12/16/2013
2013	101	FV	165,400	0	6,046.	238,100	403,500	403,500		12/13/2012

PRINT

Date	Time
12/10/20	23:31:32

LAST REV

Date	Time
10/09/18	10:04:26
apro	
9000	

USER DEFINED

Prior Id # 1:	74403
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VENDITTI MARY D	44851-226		3/22/2005	Family	250,000	No	No		
	9440-479		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/18/1996	8	Manual	8,400					NEW ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	CC	Chris C
3/3/2009	Measured	372	PATRIOT
2/11/2000	Meas/Inspect	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6046		Sq. Ft.	Site		0	70.	0.99	6									420,964						421,000	

Total AC/HA: 0.13880 | Total SF/SM: 6046 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,964 | Spl Credit | Total: 421,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	129.533
Other Features:	57250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	262954
Depreciation:	81516
Depreciated Total:	181438

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

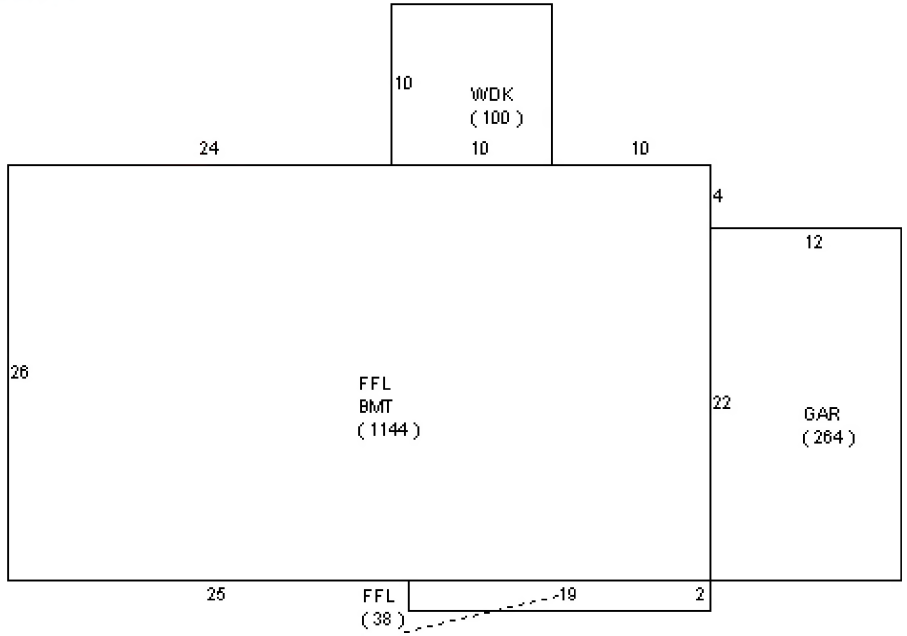
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,182	129.530	153,107
BMT	Basement	1,144	38.860	44,456
GAR	Garage	264	24.710	6,525
WDK	Deck	100	16.160	1,616

Net Sketched Area:	2,690	Total:	205,704
Size Ad	1182	Gross Are	2690	FinArea	1182
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	129.53
Special Features:	0	Val/Su Net:	67.43
Final Total:	181400	Val/Su SzAd	153.47

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0001-0027.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	